

\$530,000 - 8219 Mystic Chase, Boerne

MLS® #1924239

\$530,000

3 Bedroom, 2.00 Bathroom, 2,720 sqft

Residential on 0.23 Acres

SABLECHASE, Boerne, TX

Welcome to this beautifully designed one-story home in the gated Sablechase community of Boerne. With 3 bedrooms + activity room, and 2 full baths, across 2,720 sq ft, the space feels open and intentional. The split-master floor plan provides privacy while two secondary bedrooms share a well-appointed full bath. Step inside to a warm, high-ceiling living room with exposed wood beams and a limestone wood-burning fireplace, flowing naturally into the island kitchen with breakfast nook, featuring gas cooking. A dedicated office greets you at the front entry, offering a bright spot for work or study, as well as reimagined flex / media / craft room. Tilt and slide double-hung windows, white wooden blinds, 11' ceilings, and 4-ton Lennox air conditioning with Nest thermostat keep this home cool and airy. The water softener is a highly desired feature, providing a cleaner and less abrasive output. Outside, the large screened patio with solar shades invites you to unwind while overlooking a private, fenced yard with lovely landscaping backed to a greenbelt - a rare find. The oversized 3-car garage adds both convenience and storage, fitting most Texas-sized vehicles. The covered front porch provides a spacious overlook of the gorgeous mature shade trees facing the street in this quiet neighborhood. SA Sablechase HOA offers premier amenities including a pool, tennis and basketball courts, playground, BBQ areas, and a clubhouse. All this with access to the award-winning Boerne ISD.



Built in 2011

Essential Information

MLS® #	1924239
Price	\$530,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,720
Acres	0.23
Year Built	2011
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country
Status	New

Community Information

Address	8219 Mystic Chase
Area	1006
Subdivision	SABLECHASE
City	Boerne
County	Bexar
State	TX
Zip Code	78015-6578

Amenities

Amenities	Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, BBQ/Grill, Basketball Court
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Storage Only
Appliances	Washer Connection, Dryer Connection, Built-In Oven, Disposal, Water Softener (owned), Security System (Owned), Gas Water Heater, Garage Door Opener, City Garbage service
Heating	Central
Cooling	One Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Storm Windows, Double Pane Windows, Solar Screens, Has Gutters, Mature Trees, Storm Doors
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Van Raub
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
HOA Fees	237.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Joy Anderson
Listing Office	BHHS Don Johnson Realtors - SA

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